

Locator Map	App No.	Request	2010 Staff Comments	2010 Planning Commission Comments and Analysis	2010 Recommendations
1	21	RDD20 to RDD5	<p>2002 application includes two parcels approx 61-acres total. <u>Both were designated ARL in 2008, so staff is reviewing as a zoning change from current ARL to RDD5.</u></p> <p>Both parcels are enrolled in open space program, have prime soils, evident pattern of agriculture and forestry, part of larger block of ag and timber use on large tracts of land.</p> <p>Parcels are part of large block of designated ARL, surrounded by large, mostly undeveloped parcels (20-acres and larger) to the west, south, and north. RDD5 zoning adjacent to the east with mix of parcel sizes ranging from 5 to 50+ acres, predominately 5 to 8-acres.</p> <p>There is no evidence that an error was made in the ARL designation, nor have conditions changed from that time.</p> <p>A rezone would convert active ag and timber resource uses to rural.</p>	<p>Property meets the GMA and County criteria for ARL.</p> <p>No evidence that an error was made in the designation, nor have conditions changed.</p>	Retain ARL designation
1	75	RDD20 to RDD10	<p>Includes approximately 198-acres consisting of 3 parcels. 160-acres are currently enrolled as open space classified forest land. Forest use evident. Property fully surrounded by large, undeveloped tracts predominately 40-acres and up.</p> <p>ARL to the south, ARL and FRL to the east, RDD20 to the west, and FRL-long term commercial northerly.</p> <p>RDD20 provides buffer for adjacent ag and forestry use.</p> <p>Much of area has hydric soils and there are several water bodies nearby. Lower density protects natural surface water flows recharge areas.</p> <p>Conditions have not changed from the original RDD20 zone.</p> <p>A zoning change from RDD20 to RDD10 would create an island, “spot zoned” area that would appear to benefit one property owner to the potential detriment of surrounding properties.</p>	<p>Area characterized by large undeveloped parcels.</p> <p>Critical area constraints exist.</p> <p>Conditions have not changed from original designation.</p> <p>Not contiguous to the requested zone.</p> <p>Changing designation to RDD 10 would be spot zone.</p>	Retain RDD 20
1 & 5	129	Class B Ag to RDD5	<p>2002 application includes 6 parcels subdivided into parcels 5-acres and smaller.</p> <p>In 2002 some parcels were split-zoned Class B and RDD5.</p> <p><u>Did not meet ARL criteria so was zoned RDD-5 during ARL compliance effort.</u></p>	Request is for RDD 5 and current designation is RDD 5.	Retain RDD 5

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2	24 & 25	RDD10 to RDD5	<p>2002 application includes approximately 85-acres consisting of 8 parcels. <u>All met the ARL criteria during compliance effort and were so designated in 2008. Staff is reviewing as a zoning change from current ARL to RDD5.</u></p> <p>Underlying soils are prime farmland, ag use evident on subject parcels and surrounding area, majority of acreage is enrolled in open space ag. Majority of parcels are 20-acres+ and are part of large block of ARL land with active farming.</p> <p>Hydric soils on parcels, located in a aquifer sensitive recharge area, near Chehalis River.</p> <p>Parcelized areas nearby with predominance of 5-7-acre parcels. Two small subdivisions nearby to the east and west. Large block of FRL south of SR 6.</p> <p>There is no evidence that ARL designation was made in error or that conditions have changed to warrant zoning change.</p>		
				<p>Property meets the GMA and County criteria for ARL.</p> <p>No evidence that an error was made in the designation, nor have conditions changed.</p>	Retain ARL
2	26	RDD10 to RDD5	<p>2002 application includes multiple parcels and owners totaling approximately 270-acres.</p> <p><u>Over half of these parcels fit the ARL criteria and were designated ARL in 2008. Staff review will consider the current ARL zoned parcels for the RDD5 zoning request. Also, one of the applicants in this group submitted a “relief from ARL” request after the 2008 designation.</u></p> <p><u>Staff will consider property owners position that the ARL designation was made in error.</u></p> <p>Area has hydric soil, small mapped wetland area, and habitat.</p> <p>Adjacent to FRL to the north and ARL to the south. These are predominantly large, undeveloped parcels.</p> <p>Area adjacent to the east is RDD5 and includes parcelization from 1 to 18-acre developed sites.</p> <p>A majority of parcels are in ag or timber use as evidenced by aerials and assessor’s data.</p> <p>Underlying soils are prime or prime if drained. A declaration from Jack Rasmussen indicates a “small portion” of his parcels are drained.</p> <p>Staff finds no evidence that an error was made in the ARL designation, nor have conditions changed from that time.</p>	<p>Regarding the 190 acres in RDD 10:</p> <p>It has critical area constraints.</p> <p>Area characterized by large undeveloped parcels.</p> <p>FRL & ARL lands on the north and south require buffering provided by the larger parcelization of RDD 10.</p> <p>Regarding 65 acres (2 parcels) in ARL:</p> <p>Property met criteria for ARL in 2008.</p> <p>Managed as resource land.</p> <p>Critical Area constraints exist.</p> <p>No evidence that an error was made in designation to ARL, nor have conditions changed since designation.</p>	<p>Retain RDD 10</p> <p>Retain ARL</p>

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			<p>A rezone would convert active ag and timber resource use to rural. Increasing density on these parcels would remove buffer between adjacent resource use.</p> <p>Retention of the RDD10 provides a mix of rural densities between RDD5 and RDD20 while minimizing impact on natural environment, existing critical areas, and working resource lands.</p>		
2	172	ARL to RDD10 (Forest Resource) & ARL to RDD5	<p>This is application covers 7 parcels all under one ownership. 6 of the parcels are grouped on the north and the 7th is separated to the south by a different ownership on 20 acres. All is currently designated ARL including the intervening 20 acres.</p> <p>2009 application submitted to “opt-out” approximately 110-acres of ARL. Parcels are used for ag as evidenced by cultivation, pasturing, and timber. Property is enrolled in open space classification for timber. Underlying soils are prime or prime if drained. Approx 1/3 is prime if drained and 2/3 prime. A declaration indicates a “small portion” of area is drained. There is written evidence that drainage is failing making the prime if drained unsuitable for ag. Surrounded by large 20-acre + parcels and bounded by large tracts of FRL to the west and north. RDD10 zoning to the southwest with 100-acre+ undeveloped parcels. The ARL designation does not appear to be an error. Removal of ag resource land constitutes a conversion that is not supported by the surrounding pattern of development. The second part of request is to change ARL designation on approximately 20-acres to RDD5. Similar considerations stated above are applicable to this part of the request. There is evidence of 3 to 5-acre rural tracts adjacent to this parcel to the south.</p>	<p>Area was designated as ARL in 2008. There is no overriding evidence that the designation was done in error, nor have conditions changed from the ARL designation. It is adjacent to FRL. Not adjacent to RDD 5. Change would result in a spot zone. Change would reduce inventory of active ag resource land.</p>	Retain ARL
3	16	RDD20 to RDD5	<p>2002 application includes two parcels, one approx 7-acres and the other 35. Ag and timber use evident, enrolled in open space timber program</p>	Area is not characterized by higher density rural development.	Retain RDD 20

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			<p>classification.</p> <p>Surrounding uses are ag and timber on large 20+acre parcels.</p> <p>Nearest RDD10 zone is about 6+ miles away.</p> <p>Property accessed by unmaintained county road.</p> <p>Request would create an island “spot zone” to the benefit of one property owner and potentially detrimental to surrounding uses.</p> <p>A one to five density may not allow for required buffering between resource uses.</p> <p>Requested change would remove large lots from production of timber thereby reducing rural economic base.</p>	<p>Not adjacent to RDD 5 or RDD 10.</p> <p>Is actively being managed as timber.</p> <p>Designation to RDD 5 would create a spot zone.</p>	
3	94	RDD20 to?	<p>2002 application was to change approximately 5-acres to more intensive use but did not stipulate what that should be.</p> <p><u>The parcel was designated ARL in 2008. Staff review will consider the current ARL designation in the analysis of this request.</u></p> <p>Underlying soils are prime, parcel is enrolled in open space ag and ag activity is evident.</p> <p>Lincoln Creek bisects parcel, and the north side is developed.</p> <p>Parcel is part of large ARL tract and is surrounded by large tracts used for ag and timber production.</p> <p>Conditions leading to ARL designation have not changed nor has any evidence been submitted that the ARL designation was made in error.</p> <p>Any zone change would constitute an island “spot zone” different from the surrounding area for the benefit of one property owner.</p> <p>More intense use does not fit the rural character or existing pattern of development.</p>	<p>Designated in 2008 as ARL as it met GMA and County criteria.</p> <p>No evidence that error was made in designation nor that conditions have changed from that designation.</p> <p>Change would create a spot zone benefiting one owner to the detriment of surrounding land owners and uses.</p>	Retain ARL
3	136	Class A Ag to RDD5	<p>2002 application includes approximately 72-acres.</p> <p><u>During the ARL compliance work, this parcel did not meet ARL criteria and consequently was (and is currently) zoned RDD5.</u></p>	<p>Request is for RDD 5 and current designation is RDD 5.</p>	Retain RDD 5

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4	131	Class B Ag to FC (Freeway Commercial)	<p>2002 application includes approximately 9-acre adjacent to the City of Centralia along the Chehalis River.</p> <p><u>During the ARL compliance work, this parcel did not meet ARL criteria and was zoned RDD20. Staff will review request from current RDD20 to FC.</u></p> <p>FC is a special zoning designation for Limited Areas of More Intense Rural Development (LAMIRD).</p> <p>Lewis County Comprehensive Plan types FC as a “Type (i) LAMIRD”.</p> <p>A Type I LAMIRD “must be confined within a logical outer boundary with both the area and intensity of use being measured by development in existence as of July 1, 1993”.</p> <p>For the most part, GMA prohibits expansion or creation of new LAMIRDS.</p> <p>The parcel contains critical areas including wetland, areas subject to flooding, and sensitive aquifer.</p> <p>Parcel is currently undeveloped; there is residential development to the north, Chehalis River to the west, Airport Rd east, and large tracts of undeveloped land to the south.</p> <p>It is possible the area would become part of the city of Centralia at some future date.</p> <p>Changing the designation to allow a higher intensity of rural use such as FC, RDD5, or RD10 could preclude it from becoming urban in nature and served by the city with urban levels of service.</p>	<p>Request to expand the LAMIRD.</p> <p>The conditions under which a LAMIRD can be expanded under the GMA and Lewis County Comprehensive Plan do not exist in this case.</p> <p>Critical Area constraints exist on this property.</p>	Retain RDD 20
1	127	Class A & B Ag & RDD20 to RDD5	<p>2002 application includes approximately 60-acres zoned class A & B ag and RDD 20 along the South Fork of the Chehalis River. In 2007 all of it was rezoned ARL. The property was segregated and approximately 25-acres from original application are now under new ownership. Staff will review request for applicant’s remaining property under the current zoning designation.</p> <p>Parcel is undeveloped, located primarily in 100-year floodplain, in an aquifer recharge area, and a portion is within shoreline environment. Underlying soils are prime, parcel is enrolled in open space ag and ag activity is evident.</p> <p>Surrounding area to the west, north and south is comprised of 20+ acres parcels in ag and forestry use.</p> <p>Conditions leading to ARL designation have not changed since 2007 nor has any evidence been submitted that the ARL designation was made in error.</p>	<p>Designated in 2008 as ARL as it met GMA and County criteria.</p> <p>No evidence that error was made in designation nor that conditions have changed from that designation.</p> <p>Change would create a spot zone benefiting one owner to the detriment of surrounding land owners and uses.</p>	Retain ARL

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			Any zone change would constitute an island “spot zone” different from the surrounding area for the benefit of one property owner. More intense use does not fit the rural character or existing pattern of development.		
4	124	Class A Ag to RDD5	2002 application includes approximately 26-acres zoned Class A ag along SR 6. In 2007 it was rezoned ARL. Parcel is undeveloped, surrounded by large 20+ undeveloped parcels to the north and south zoned ARL in ag use. The city of Chehalis is approximately 1 mile east across the Chehalis River. There is a mix of parcels sizes and residential development nearby to the west. Underlying soils are prime, parcel is enrolled in open space ag. Entire parcel is in 100-year flood plain. Parcel still meets ARL criteria, conditions have not changed nor has any evidence been submitted that an ARL designation error was made. Any zone change would constitute an island “spot zone” different from the surrounding area for the benefit of one property owner.	Designated in 2008 as ARL as it met GMA and County criteria. No evidence that an error was made in designation nor that conditions have changed from that designation. Change would create a spot zone benefiting one owner to the detriment of surrounding land owners and uses.	Retain ARL
4	171	ARL to RDD5	2009 application requests to “opt-out” of ARL designation and rezone to RDD5. Included are two parcels, approximately 113-acres total. Prior to non-compliance and invalidity, these parcels were zoned Class A ag. Property is adjacent to and surrounded predominately by large undeveloped, cultivated parcels zoned ARL. Both parcels are classified open space ag. There are prime soils underlying approximately half of acreage west. The remaining, eastern portion is Salkum silty clay loam with 15 to 30% slope. The applicant claims this area is hilly and non-farmable. Applicant segregated into two parcels in 2009 to “separate farm ground from non-farm ground” asserting that the proposed rezone would create economic and housing opportunities that are consistent with the pattern of development to the east. Conditions do not appear to have changed from the ARL designation of this land. Conversion of resource land to rural land must meet several factors including development pressure from existing surrounding land use patterns. The area zoned RDD5 adjacent to this property is primarily larger, undeveloped lots with tree growing or farming activities. There is a small	The designation to ARL of the two parcels totaling 113.21 acres in 2008 is challenged because of slopes making the site unsuitable for farming and other agricultural practices. Critical areas exist including steep slopes and slide areas. The application of the ARL designation to that area with steep slopes was in error. The property is on the fringe of a larger block of ARL land. It is adjacent RDD 5 land on the southeast corner. Designation to RDD 10 would be a spot zone.	Re-designate RDD 5

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			block along Highway 603 and Nix Rd subdivided into small, 1-acre lots with homes. The land meets ARL criteria and it does not appear that an ARL designation was made in error.		
5	132	Class B Ag & RDD5 to RDD5	<p>2002 application comprised of a strangely configured parcel approximately 15.5 acres in size. In 2008, the larger portion that was zoned Class B did not meet ARL criteria so was rezoned RDD20. Staff will consider request to rezone a split zoned parcel, zoned RDD 20 and RDD 5 to RDD 5.</p> <p>Parcel is adjacent along western boundary to the Chehalis city limits east of I-5 at exit 76. Area is largely undeveloped, is in the 100-year floodplain, and experiences major flood events from Newaukum River. There large lots with ag activity to the east, across the Newaukum River to the west there are smaller lots of 2, 5 & 6-acres with rural residential development. There is more intense rural residential subdivision development to the southeast. Much of this was built in the 1980's to early 1990's. There has been little development activity in the area since that period.</p> <p>The southern portion of property is primarily within shoreline environment and is all mapped by NWI as wetland. It is not served by municipal water, is in an aquifer recharge area, and is at a low elevation and very flat.</p> <p>Consideration of critical areas makes it unlikely that RDD5 density could be met.</p>	<p>Significant Critical Area constraints, including flood plain.</p> <p>There is a mix of lot sizes in area.</p> <p>The property s adjacent to the City of Chehalis. It is consistent with County policy to minimize development in flood prone areas.</p> <p>Designation of RDD 5 could result in a development pattern that would impede the logical extension of urban services to this area once it was annexed.</p> <p>Designation to RDD 10 would be spot zoning.</p>	Retain RDD 20
5	15	RDD10 to RDD5	<p>2002 application requests to rezone 4 parcels totaling approximately 30.48 acres in the vicinity of Crego Hill Rd. All but one of the parcels included are already approximately 5-acres in size and are developed. The remaining is about 19-acres, appears to be a tree farm, and is classified current use timber. The surrounding pattern of land use is large 40-acre plus lots that are undeveloped, planted with timber, and classified as open space timber. There are no critical areas evident; RDD5 zoning designation is adjacent to the south. However this area is 300 acres containing 3 large parcels that are in timber and are bordered along three sides by Forest Resource land.</p> <p>Rezoning these 4 parcels would create irregular, spot zones in and amongst the RDD 10.</p>	<p>Area characterized by large lots used and managed as resource lands.</p> <p>The 19 acre parcel was segregated into smaller lots in 1999 thereby reaching the desired density.</p> <p>Extending the RDD 5 to the 3 parcels that are now less than 5 acres would achieve little and result in spot zoning.</p> <p>Extending RDD 5 from the south on the 19 acre parcel would reflect the 5 acre divisions on the property and be consistent with the development pattern to the north and northeast.</p>	<p>Retain RDD 10 on the 3 parcels fronting Crego Hill Rd.</p> <p>Redesignate Parcel Number 19058-1-6 to RDD-5</p>

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				allows for buffering of the ARL land and the small farms and timber activities evident in the area.	
6	80	RDD10 to RDD5	<p>2002 application includes a large group of parcels with 17 applicants encompassing approximately 660 acres between Fisher Rd, Antrim Rd, Sargent Rd., and east to I-5. One of which contains 300 +/- acres with prime soils and evident farm activities. In 2008, approximately 520 of these acres was designated ARL. Those remaining are currently zoned RDD10. Staff will consider the current zoning designations in the analysis of this request. In considering the whether the current ARL areas should be rezoned to RDD5, the land meets the criteria, conditions have not changed from time it was designated ARL, and no evidence indicates an error was made.</p> <p>The remaining RDD10 areas in this request include about 71-acres around Pilot's Pastures. This area exhibits a mix of parcel sizes from 2-acres upwards to 80+ acres. The smaller parcels are developed, land use pattern is rural and farm activities surround the rural residential development. There are critical area constraints such as NWI mapped wetlands, hydric soils, habitat, and some minor flooding areas. Much of the larger surrounding parcels are classified as open space timber or ag. There is a small strip of RDD5 south of Sargent Rd and to the east of N. Military Rd. The RDD10 does provide a buffer for surrounding farm activities and the existing zoning allows for a mix of opportunities for rural residential density. Impacts of increasing residential density must be considered on the long term viability of the resource lands.</p>	<p>Regarding the ARL designation of 300 acres: The land was designated in 2008 as it met the criteria for ARL designation under the county review and GMA requirements. It is part of a larger ag block. There is no evidence that the designation was in error or that conditions have changed.</p> <p>Regarding the 71 acres of RDD 10: The area in general is not characterized by high intensity rural development. Much of the land is being used and managed as resource land. Critical areas constrain development. Separation of RDD 10 from a small section of RDD 5 to the southeast by Sargent Rd creates a logical boundary. Extension of RDD 5 into this RDD 10 block would threaten the rural character and integrity of the existing critical areas.</p>	<p>Retain ARL</p> <p>Retain RDD 10</p>
6	83	RDD20 to RDD5	<p>2002 application includes approximately 47-acres with two property owners. One of the original applicants withdrew in 2010 so staff is reviewing request to rezone remaining 20 acre parcel from RDD20 to RDD5. This parcel is surrounded by RDD 20 zoning. There are no evident critical areas, pattern of development is predominately large lots except for a subdivision to the east along Tennessee Rd. Conditions have not changed from the original zoning. Any zone change would constitute an island "spot zone" different from the surrounding area for the benefit of one property owner.</p>	<p>The subject properties are two parcels totaling approximately 20 acres owned by one party. The area is characterized by large lots in low intensity rural development. There is no higher intensity designation or use Adjacent to this property. Designation of the two parcels would result in</p>	Retain RDD 20

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				a spot zone.	
6	112	RDD10 to RDD5	2002 application is to rezone an approximately 30-acre parcel from RDD10 to RDD5. Parcel was designated ARL in 2008 because it met the criteria with prime soils and capable of being farmed. This parcel was an active poultry farm. Underlying soils are prime over the entire site. Conditions have not changed from the ARL designation nor is there any evidence to suggest the designation was made in error.	The land was designated in 2008 as it met the criteria for ARL designation under the county review and GMA requirements. It is part of a larger ag block. It appears to be cultivated. There is no evidence that the designation was in error or that conditions have changed.	Retain ARL
6	81	RDD20 to RDD5	2002 application is to rezone approximately 210-acres (12 parcels) RDD20 to RDD5. Two of these parcels, totaling approximately 47-acres were designated ARL in 2008. Staff will consider this request under current zoning designations. The two ARL parcels contain prime soils, are enrolled in open space ag program, and farming activities are present. There is no evidence that the ARL designation was made in error, nor have conditions changed. The remaining parcels are currently zoned RDD20 with the average acreage being 17 acres. Two parcels fall below 10 acres. Critical areas include some wetland and slide. Seven of the parcels are developed in single family homes. Six of the larger parcels are enrolled in open space ag. Farming activities are evident on these parcels. Three parcels are split zoned RDD20 and RDD10 because they are bisected by a stream. There is a mixture of parcel sizes to the east of Russell Rd with some 5-acre subdivision tracts with single family homes and small farms. The City of Winlock is located approximately 1-mile east. Remaining surrounding development patterns include 5 to 10-acre parcels much of which is undeveloped.	<p>Regarding 47 acres of ARL: The land was designated in 2008 as it met the criteria for ARL designation under the county review and GMA requirements. It is part of a larger ag block. There is no evidence that the designation was in error or that conditions have changed.</p> <p>Regarding 160 +- acres in RDD 20: The area is not characterized by high intensity rural density lots. Critical areas constrain development. No apparent pressure for development in the near future as evidenced by the RDD 5 area to the east being used as ag and being retained in large lots. Designation of properties to RDD 5 would further the spread of high intensity development in a low intensity rural setting. An RDD 10 designation could result in parcelization of adequate size to protect critical areas, provide buffering between higher intensity rural development and ARL and resolve the split zoning of approximately 50 acres (3 parcels) on the south boundary of</p>	<p>Retain ARL 15447 15446 (field check)</p> <p>Re designate to RDD 10 the following parcels: 15505-1 15454-1 15454-2 15509 15508-1 15508-2 15508-3 15508-4 Not included in RDD 20: 15511 15512-2-1 15519</p>

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			northern section consists of two parcels 29 and 5-acres in size currently in ag and forest use and in an open space program. Development in the surrounding area is sparse with a predominate parcel size in the 12 to 15-acre range. The midsection is about 125-acres with 10 parcels ranging in size from 5 to 40-acres currently in ag and forest use and in timber and ag open space programs. Predominate parcels size is 10-acres. Development to the north, east, and south include large tracts used for timber and ag production. The area immediately east is segregated into 5-acre sites. To the south is a single 52-acre parcel bisected by the Winlock Vader Rd and split zoned RDD10 and ARL.	Regarding remaining 247 acres: The area is characterized by large tracts sparsely developed with ag and forest uses throughout, with many of the parcels actively being managed as part of the rural resource economy. RDD 5 would introduce a development pattern that would promote higher intensity development inconsistent with the existing character and promote the sprawl on lands currently active in the rural economy. RDD 10 is consistent existing character, allows adequate buffering opportunities between properties involved in forestry or small ag.	Retain RDD 10
7	55	RDD20 to RDD5	2002 application request is to change approximately 96-acres on 5 properties. These properties consist of a 63-acre parcel used for timber production in open space timber, two 6-acres tracts, an 11-acre tract both used for ag and enrolled in open space ag, and one 9.7-acre tract in residential use. Critical areas include significant hydric soils on the eastern boundary along Winlock Vader Rd. Uses and development to the south include RDD5 most of which is built out on 5-acre tracts. Uses to the north and west include a combination of timber and ag production on larger parcels that are included in open space programs. Zoning across the Winlock Vader Rd. is RDD20 and ARL. Parcels range in size from 9 to 13-acres with apparent ag and timber uses.	Area is characterized by low intensity rural development and parcelization. Significant critical area constraints. Uses reflect an active role in rural resource economy. Application of RDD higher density would create irregular boundary of designation and spot zoning.	Retain RDD 20
7	143	Ag Class A to RDD (density not requested)	2001 application includes approximately 113-acres with a request to change zoning from Ag Class A to Rural Residential Development. No density request was made for the RDD zone. In 2008, the ARL compliance work confirmed that this land met the ARL criteria. Conditions have not changed nor has evidence been submitted to suggest an error was made. There are recorded surveys dated from October 1997 that segregated this property into 5-acre tracts.	The land was designated in 2008 as it met the criteria for ARL designation under the county review and GMA requirements. It is part of a larger ag block. There is no evidence that the designation was in error or that conditions have changed.	Retain ARL

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7	160	RDD10 to MRL	2007 application includes approximately 76-acres and requests a zoning change from RDD10 to Mineral Resource Land (MRL). In 2008, the ARL compliance work found this land met the criteria and it was designated ARL. Staff will review this application under the current ARL zone. Even though the applicant built a strong case for the requested MRL designation, there is no evidence that an ARL designation was made in error and conditions have not changed.	The land was designated in 2008 as it met the criteria for ARL designation under the county review and GMA requirements. It is part of a larger ag block. There is no evidence that the designation was in error or that conditions have changed. Applicants have applied to “opt in” to MRL and have demonstrated that the land meets the criteria. LCC 17.30.350(1) states in part “Lewis County shall approve applications for designation of mineral resource land if following criteria are met”	Re-designate to MRL
8	7	RDD10 to RDD5	2002 application to rezone 40-acre parcel from RDD10 to RDD5. The parcel is traversed by a county road and has large parcels (70 to 127-acres) to the north and south with forest and medium density residential development to the east and west. Residential lots to the east and west average 5-acres in size. A 14-acre tract immediately to the west is undeveloped due to mapped slope and slide hazards. There is evidence of forest activity on most of the property and it is classified as forest use by the assessor. There is a mapped slide area encompassing about 2 ½ acres in the southwest corner. Surrounding zoning includes RDD10 to the east, west, south, and RDD20 to the north. The Centralia city limits are within 3 miles to the west. Rezoning would create an island or “spot zone” that is different from surrounding properties to the benefit of one property owner and potentially impact surrounding timber uses to the north and south.	The area is characterized as medium intensity rural development. It includes land in the forest resource use category. Critical areas constrain development. There is no RDD 5 adjacent to the subject property. The closest more intensive designation is the City of Centralia approximately ½ mile to the southwest. Change would create a spot zone benefiting one owner to the detriment of surrounding land owners and uses.	Retain RDD 10
8	2	RDD10 to RDD5	2002 application to change approximately 476 acres which includes 27 parcels within 1 to 2 miles of the Centralia city boundaries. The parcels range in size from 83 to 2 1/2 acres with the majority under 20 acres. (6 of them are less than 5 acres and 7 of them are between 5 and 20 acres). There is RDD5 zoning immediately west (and adjacent to some) of the subject	The subject land and surrounding area is characterized by high intensity rural development uses and parcelization. There are limited critical area constraints. The extension of RDD 5 into the RDD 10 is a	Re-designate to RDD 5

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			<p>parcels.</p> <p>There are limited critical areas which include scattered mapped slide areas, hydric soils, and wetlands.</p> <p>The subject area (all 476-acres) is part of a larger area already characterized by a mix of parcels similar to the subject applicants. This larger area consists of approximately 90 parcels on 725-acres with single family homes. There are 2 larger forested parcels to the north and much of this area appears to be predominately used to grow trees. Uses to the east, across Grimes Rd. include a mix of residential but mostly undeveloped acreage on 5 to 10-acre tracts. Uses to the south consist of larger undeveloped properties in timber and forest use.</p>	<p>logical transition of intensity of the city to the west to the more rural development to the east.</p> <p>Designation to RDD 5 is consistent with the character of uses and parcelization found on the subject properties and surrounding area. The county may include additional properties to form a uniform boundary of the use designation.</p> <p>(Many property owners expressed a desire to not be considered for more intensive uses. Current notification requirements mandate that extensive information be published if land is subject to legislative action.</p> <p>The public interest would best be served by only designating those properties with active applications, and processing others on an ad-hoc basis as the owners request a more intensive use designation for their property.</p>	
10	47	RDD10 to RDD5	<p>This 2002 application contains two discrete areas for review.</p> <p>First, there is a northern section to the northwest of the intersection at SR 508 and Van Hoeson Rd. The application consisted of approximately 49-acres and six parcels in this section. All but one of them is under different ownership at this time. Therefore, only one of the original signatures on the request is valid for the initiation of a rezone request. Also, this northern area met ARL criteria and was so designated in 2007. Staff will review the one remaining 17-acre parcel as the subject in this northern area under the current ARL zoning.</p> <p>This parcel contains prime soils, appears to be in active ag use and is part of a larger ARL block. There has been no evidence submitted that the ARL designation was made in error or that conditions have changed.</p>	<p>Regarding 17 acres:</p> <p>The land was designated in 2008 as it met the criteria for ARL designation under the county review and GMA requirements. It is part of a larger ag block. There is no evidence that the designation was in error nor have the conditions changed. Re-designating to RDD 5 would create a spot zone benefiting a single owner to the detriment of surrounding property owners.</p> <p>Regarding 30 acres:</p> <p>The land is currently at the requested designation of RDD 5.</p>	<p>Retain ARL</p> <p>Retain RDD 5</p>

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			Second, there is a southern section off of Johnson Rd. W. This parcel is currently zoned RDD5. No further action is needed.		
10	43	RDD10 to RDD5	<p>2002 application was made to change approximately 40-acre on two parcels (17.5 acres and 21.49 acres) fronting SR 508. The subject area is contained within a larger block of RDD10 zoning. There appears to be one single family home with barns on the subject area.</p> <p>The nearest higher intensity use is approximately 2 miles southeast. The 17.5 acre most northern parcel has limited access.</p> <p>There are no mapped significant critical areas.</p> <p>The surrounding uses include large parcels (20+) of forest land to the north, 6 to 10-acre parcels of vacant land to the west, and 2.5 to 7 acres parcels to the east with about half of them developed for single family homes.</p> <p>Rezoning this to RDD5 would create a “spot zone” for the benefit of a single property owner.</p>	<p>The area is characterized as low intensity rural development with large lots with a single home on half of them.</p> <p>The property is part of a large block of RDD 10 with the nearest higher intensity designation approximately 1 ½ mile to the southeast.</p> <p>Rezoning this to RDD5 would create a “spot zone” for the benefit of a single property owner.</p>	Retain RDD 10
10	98	RDD5 to Small Town Mixed Use (STMU)	<p>2002 application to change approximately 25-acres immediately east of Onalaska from RDD5 to STMU. Adjacent zoning to the north and east of subject area is zoned RDD5 and STMU to the west and south (Onalaska).</p> <p>The STMU designation under GMA is a Limited Area of More Intense Rural Development (LAMIRD). RCW 36.70A.070 and County Comprehensive Planning policies provide framework for LAMIRDS. By law, LAMIRD boundaries were created and are confined by the logical outer boundary of development that was in existence on July 1, 1990. There is no evidence that the subject property contained more intense rural development at that time.</p>	<p>The request is to expand a LAMIRD to rural property.</p> <p>The GMA and the LC Comp Plan prohibit the expansion of an existing boundary unless it can be shown an error was made in its original designation or because there was development on the property before July 1, 1990.</p> <p>There is no evidence of previous development.</p>	Retain RDD 5
9	122	Class B Ag and RDD10 to RDD5	<p>2002 application consists of 2 properties. The request is to rezone one 11.6 acre parcel that was zoned Class B Ag to RDD5 and the other 15.8 acre from RDD10 to RDD5. They both front the south side of North Fork Rd. and are separated by a 2.2 acre parcel also fronting North Fork Rd.</p> <p>In 2008, the northern 11.6 acre RDD 10 piece met the ARL criteria and was designated ARL. There is no evidence to suggest an ARL designation was made in error, the parcel meets ARL criteria, and conditions have not changed.</p>	<p>Regarding 11.6 acres:</p> <p>The land was designated in 2008 as it met the criteria for ARL designation under the county review and GMA requirements.</p> <p>It is part of a larger ag block.</p> <p>There is no evidence that the designation was in error or that conditions have changed.</p> <p>Re-designating to RDD 5 would create a spot</p>	Retain ARL

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			<p>The southern 15.5 acres (Class B Ag zoned parcel) did not meet ARL criteria and was rezoned RDD10 during ARL process. Staff will review request under current zoning.</p> <p>Current use on parcel is ag and residential. It is enrolled in ag open space tax program. Critical areas impact majority of parcel. They include significant mapped wetlands, areas subject to flooding, shoreline jurisdiction along Newaukum River, and sensitive aquifer recharge areas.</p> <p>The parcel is adjacent to a large block of ARL to the north, across North Fork Rd and to the northeast. Zoning to the south and west is RDD10. There is a mix of larger 40-acre parcels and some smaller parcels (approximately 6-acres). The nearest RDD5 area is located about 1 mile away to the west. Birchfield FCC is about 2 miles to the southeast. The existing RDD10 development pattern provides a buffer for adjacent farming activities, protects critical areas, and is generally consistent with the character of use and intensity evident in the area.</p> <p>Rezoning would constitute a “spot zoned” area.</p>	<p>zone benefiting a single owner to the detriment of surrounding property owners.</p> <p>Regarding 15.5 acres: Severe critical area constraints. Area not characterized by high intensity rural development or parcelization. Not adjacent to higher intensity zone. Designating to RDD 5 would create a spot zone benefiting a single owner to the detriment of surrounding property owners.</p>	Retain RDD 10
9	173	ARL to RDD5	<p>2009 application was made following ARL designation of 2 parcels under single ownership. One of them is 21.92 acres and the other is 1.55 acres. The property met ARL criteria; there are prime soils, it is being managed and taxed as agland, and it is part of a larger 900 acre+ block of ARL with prime soils being used for agriculture. There is evidence of ag activity on the 22-acre parcel in conjunction with a larger 40-acre parcel immediately to the south. The applicant submitted a declaration that the parcel does not have soils that are “classified prime farmland if drained” and that the parcel is not drained nor is it irrigated.</p> <p>The parcel appears to have approximately 4 to 5 acres of prime soils that are classified prime if drained and soils on remaining acreage is mapped as prime farmland with no conditions. Approximately 1/3 of the southern portion of property contains hydric soils.</p> <p>Uses to the west include timber on a 23-acre tract and a mix of rural residential to the east with parcel sizes ranging from 5 to 18 acres. Zoning immediately east of the parcel is RDD5 and all other sides are adjacent to ARL.</p> <p>Removing this property from ARL designation would convert and potentially</p>	<p>Properties met the ARL criteria in 2008 and were subsequently designated ARL. The land is currently being farmed and part of a larger 900 acre block of ARL. The property is under the current use ag tax program. Property has about 20% to 30% (5-6+/-)of its soil classified as prime if drained. The applicant has submitted a declaration that the area is not drained. The remaining soils on 16.5+/- acres are prime with no conditions. Removing this property from ARL designation would convert and potentially interrupt the current pattern of ag use within the greater 900 acre block by allowing a rural residential 1 in 5 development pattern to emerge.</p>	Retain ARL

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			interrupt the current pattern of ag use within the greater 900 acre block by allowing a rural residential 1 in 5 development pattern to emerge.		
9	166	ARL to RDD-5	<p>2009 application requests reconsideration of 2008 ARL designation and rezone to RDD-5 on a 40-acre tract located on the southeast corner of the Jackson Highway and State Route 508 intersection near the Newaukum River. Zoning prior to ARL designation was RDD 10. The property met the ARL criteria in that it is a large parcel being actively farmed, has soils classified as prime farmland if drained, and is classified by the assessor as “agricultural not cultivated”. The parcel is part of a larger block of approximately 420-acres of agricultural land.</p> <p>The property owner has submitted a declaration that the property is not drained and therefore should not be included in ARL designation by virtue of soil type.</p> <p>The surrounding uses and designation includes crossroad commercial to the north across State Route 508, agricultural land to the east, rural residential on 5-10 acre parcels zoned RDD-10 to the south, and RDD-5 zoning across Jackson Highway to the west. With the exception of a large tract of agricultural use immediately east and adjacent to this property, the character of surrounding uses is a mix of rural development that includes residential, small commercial, and outside storage areas.</p> <p>Critical areas include small area of mapped wetland and entire parcel contains hydric soils.</p> <p>This request would create a single parcel of RDD-5 zoned land east of and separated by the Jackson Highway. The parcel meets ARL criteria and surrounding conditions have not changed from ARL designation. A rezone to RDD-5 could create a development pattern that would not provide adequate buffering between rural residential and adjacent agricultural uses.</p>	<p>Property was designated ARL in 2008 as it was farmed, had prime soils (if drained), was managed and taxed as a agricultural not cultivated use, and part of a larger 400 acre+ block of ag ARL.</p> <p>Property is situated on the western outer edge of the 400 acre block.</p> <p>The surrounding non ag uses and development patterns are a mix of moderate intensity rural residential development, small commercial and outside storage areas.</p> <p>An intersection of two major roads, State Rt. 508 and the Jackson Highway, is adjacent to property.</p> <p>Critical areas constrain development.</p> <p>Applicant submitted declaration that property is not drained and therefore not appropriately designated ARL. It is confirmed from maps that the major part of this property has soils that are prime only if drained.</p> <p>Designation to RDD 10 would be consistent with RDD 10 zoning adjacent to the south. It would provide adequate protection of critical areas and ARL to the east.</p> <p>Removal of this 40 acre block from ARL designation would reduce total inventory of land in Ag resource and may reduce active agricultural producing land from ag industry, but would not significantly jeopardize ag in the remaining larger block.</p>	Re-designate to RDD 10

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9	167	Relief from ARL	<p>2009 application requests reconsideration of 2008 ARL designation for two parcels totaling 2.19 acres under one ownership. Prior to ARL designation, both parcels were zoned RDD-10. The subject parcels are located northeast and adjacent to the 40-acre parcel rezone request in application 166 discussed above.</p> <p>This property consists of a strip of less than 200 feet running between Olson Rd. (southwest) and the Newaukum River (northeast), and south of State Route 508. The property is treed with a residence on one of the parcels.</p> <p>Significant critical areas include wetlands, hydric soils, frequently flooded areas, shoreline jurisdiction, and sensitive aquifer recharge area. Surrounding uses to the northeast across the Newaukum River includes a 2.25 acre tract designated RDD 10 with residence, to the southeast is a 76 acre tract designated as ARL with a current use ag classification, to the southwest is a 40 acre tract with ag use designated as ARL (subject of application #166).</p> <p>The existing parcelization of the 2.19 acres is the minimum permitted under the environmental health and safety regulations for rural residential use.</p> <p>Reconsideration of the ARL designation and rezone to original RDD-10, given the existing current conditions, would constitute a “spot zone”. However, if consideration were to be given to change the zoning designation of application #166, then the same consideration should be given to this subject property.</p>	See analysis above.	Re-designate to RDD 10

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9	87 & 88	RDD-20 to RDD-5	<p>The original application in 2002 to change from RDD-20 to RDD-5 included approximately 115 acres. Due to property transfers and owner requests to be removed, this application now consist of approximately 80-acres involving 5 parcels ranging in size from 3.2 to 40-acres under different ownership</p> <p>The use on these parcels consists of rural residential units spread throughout the total area. Critical areas include a small area of mapped wetland on one 15-acre parcel with significant hydric soils overall. There are significant mapped wetland areas to the north and southeast of the subject parcels.</p> <p>All of the area surrounding these lands are zoned RDD-20 with sparse development. There are FRL blocks to the south and southeast. The nearest higher density rural designation is RDD-10 approximately 1/4 mile to the north. Several parcels of 17 to 10 acres separate the subject acres and the RDD-10. Some parcelization has occurred to the west through surveys and short plats recorded in the late 1990s.</p> <p>Changing the designation from the RDD-20 would constitute a “spot zone”.</p>	<p>The property and surrounding properties can be characterized as low intensity rural development with resource lands adjacent on south east boundary of subject property. Significant critical areas constrain development</p> <p>The property is not adjacent to a more intensive use.</p> <p>Designation of these properties would be considered a spot zone benefiting a few owners to the detriment of the surrounding properties uses and character.</p>	Retain RDD 20

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9	142	Class A Ag to RDD	<p>The original 2001 application includes approximately 150 acres under single ownership along the Newaukum River. The request was to reconsider the Class A Ag designation because it was “improperly designated”.</p> <p>The eastern most 92 acres was designated ARL in 2008 as it met the criteria. There is no evidence that a mistake was made nor have conditions changed since that designation.</p> <p>The western 55 acres consists of 11 parcels each approximately 5-acres in size currently zoned RDD-20. All of the subject area appears to be in agricultural use and is currently in an ag use classification.</p> <p>Designation and uses surrounding this land includes residential units sparsely developed just north on 5 to 10 acres in an RDD-20 designation. There is a single residential unit with out-buildings immediately south and a mix of parcel sizes, many of which are vacant or used for ag and timber lie to the west.</p> <p>Critical areas are evident on the 55 acres and include wetlands, hydric soils, shoreline environment along the Newaukum River, and sensitive aquifer recharge areas.</p> <p>The nearest RDD-10 area is north across RDD-20 zoning, the river, and State Highway 508. Rezoning would constitute a spot zoned area.</p>	<p>Regarding eastern 92 acres: The land was designated in 2008 as it met the criteria for ARL designation under the county review and GMA requirements. It is part of a larger ag block. There is no evidence that the designation was in error or that conditions have changed.</p> <p>Regarding 55 acres: Properties and surrounding properties can be characterized as very low intensity rural uses and development. Critical areas constrain development. No higher intensity development or zoning adjacent to property. Re-designating these properties would be considered a spot zone jeopardizing rural character of the area and the integrity of the critical areas.</p>	<p>Retain ARL</p> <p>Retain RDD 20</p>
9	86	RDD-10 to RDD-5	<p>2002 application is to change the designation on a single parcel of 34.5 acres from RDD-10 to RDD-5.</p> <p>Use on the property includes a residence and timber. The property currently is classified by the assessor as forest land. Uses to the north include two homes on 5 and 6-acre tracts surrounded by tracts of 40 to 100+ acres designated RDD-10 and RDD-20 and used for timber production. Uses to the east include forest on 34 and 40-acre tracts in RDD-10. Adjacent to the west and south is a subdivision of 20 + lots of 5 acres created by survey in 1998. These lots are all developed by single family homes.</p>	<p>The property and surrounding area can be classified as moderate intensity rural development. Critical area constraints exist on property. No higher intensity development or zoning adjacent to property. Re-designating these properties would be considered a spot zone jeopardizing rural character of the area and integrity of the critical areas.</p>	Retain RDD 10

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			<p>Critical areas nearby and on the property include significant hydric soils indicating potential wetlands. The closest RDD-5 zoning is approximately 2 miles to the west.</p> <p>Designating this single parcel RDD-5 would be considered a spot zone benefiting a single property owner potentially promoting further development of 5-acre lots in an area characterized by low density rural development and uses.</p>		
9	133	Class A Ag to RDD-5	<p>2002 application is to change Class A Ag designation to RDD-5 for a single 48 acre parcel. The parcel was divided into two 20-acre + tracts by record of survey in 2009. Ownership of both parcels is retained by the original applicant.</p> <p>In the 2008 compliance work, the county determined that both parcels met the criteria for the ARL designation because they are actively being farmed, have prime ag soils, appear to be managed and are enrolled in open space ag program. The subject lands are part of a larger block of designated ARL. There is no evidence that an error was made in the 2008 ARL designation nor have conditions changed to warrant a rezone.</p>	<p>The land was designated in 2008 as it met the criteria for ARL designation under the county review and GMA requirements. It is part of a larger ag block. There is no evidence that the designation was in error nor have that conditions changed.</p>	Retain ARL
10	169	ARL to RDD-10	<p>2009 application requests reconsideration of 2008 ARL designation and reinstatement of original RDD-10 zoning for one 18.66 parcel on Gore Rd.</p> <p>This parcel meets the ARL criteria in that it appears to be farmed, it has prime soils, and it is part of a large block of land devoted to agricultural activities.</p> <p>The property owner has submitted a declaration that about 1/3 of the site contains soils considered prime farmland if drained and that the parcel is not drained. The remaining 2/3 of the site does contain prime farmland soils.</p> <p>Land to the north includes large parcels in timber production designated ARL. Land to the east includes a 5-acre and 10-acre parcel with a single residence on each that are designated ARL. Property to the south, across Gore Rd, includes a 5-acre parcel, a 23-acre parcel, and a 21-acre parcel designated as</p>	<p>The land was designated in 2008 as it met the criteria for ARL designation under the county review and GMA requirements. The property is on the western edge of a large block of ARL. 2/3 of the soil is unconditionally prime (approximately 13 acres of the 19 total acres). 1/3 is prime soils if drained, it is not drained. Property is not in an ag tax program.</p>	Retain ARL

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			<p>ARL and in ag use.</p> <p>Property to the west is zoned RDD-10 and has been divided in 1 and 2 acre lots with 2 of the 6 lots developed with single family units. A block of 70+ acres of RDD-5 lies to the southwest of the subject property. There does appear to be a significant number of 5 to 10-acre parcels all around the subject parcel the majority of which appear to be farmed and are not developed.</p> <p>It does not appear that the ARL designation was made in error and zoning the parcel RDD-10 would result in a "spot zone".</p>		
10	53	RDD-10 to RDD-5	<p>2002 application involves approximately 660-acres, eleven parcels, and three property owners requesting to change RDD-10 to RDD-5. Parcels sizes range from 35 to 140-acres.</p> <p>The southern-most segment of 5 parcels totaling 260 acres is used for timber and ag. Existing critical areas include hydric soils and slopes greater than 30%. This area is adjacent to parcelization of land consisting of 10+ acre lots to the east, and 5- to 10- acre lots to the south and west. Few of these lots are developed. The parcel abutting the applicant to the north is a 160-acre parcel in timber and ag use. The nearest RDD-5 is approximately 1/4 mile to the southeast. Designation of this southern segment to RDD-5 would be a spot zone.</p> <p>The northern segment consists of 6 parcels of approximately 400 acres. Existing critical areas include hydric soils, wetlands, and slopes in excess of 30%. ARL land abuts this area on the north and east side. RDD-10 abuts the property on the south and west. Parcelization in the RDD 10 designation consists of 9- and 10 + acre lots, most of which are undeveloped. A 60-acre RV development is situated in the northeast corner of this area but it is not part of the application.</p>	<p>Property and surroundings characterized as low intensity rural development and uses. Predominately large lots. Significant critical area constraints. Little development pressure as evidenced by undeveloped lots. Not adjacent to higher intensity zone, except for the northwest corner. Parcels are in resource tax program RDD 5 is not consistent with character of the surrounding area pattern and uses.</p>	Retain RDD 10
10	39	RDD-10 to RDD-5	<p>2002 application includes approximately 66-acres and 5 parcels ranging in size from 8 to 19+ acres fronting the west side of Burnt Ridge Rd. All subject property is under single ownership.</p> <p>Use on the properties include one residence and some pasture. The assessor</p>	<p>Land surrounding area can be categorized as high intensity rural development with small lots with rural residential uses. No Critical Area constraints.</p>	Re-designate as RDD 5

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			<p>has categorized the use as ag not cultivated.</p> <p>No critical areas are apparent on the property or in the immediate vicinity.</p> <p>Land to the east is RDD-5 and divided into parcels ranging from 3 to 11 acres. Land to the south is RDD-10 and is divided into 5 and 10-acre parcels. Land to the west and north are designated RDD-10 and divided into 5, 10, and 15-acre parcels with the predominate size being 5 acres.</p> <p>Uses throughout the area surrounding the subject lands are generally rural residential.</p>	<p>Adjacent on the east with RDD 5</p> <p>RDD 5 is consistent with existing development</p> <p>Good access off Burnt Ridge Rd.</p> <p>The county may include additional properties to form a uniform boundary of the use designation.</p> <p>Many property owners expressed a desire to not be considered for more intensive uses.</p> <p>Current notification requirements mandate that extensive information be published if land is subject to legislative action.</p> <p>The public interest would best be served by only designating those properties with active applications, and processing others on an ad-hoc basis as the owners request a more intensive use designation for their property.</p>	
10	48 & 49	RDD-10 to RDD-5	<p>2002 application requests to change a 20-acre parcel (#48) and a 9.86-acre parcel (#49) from RDD-10 to RDD-5. These parcels are not contiguous and they are under different ownership.</p> <p>Use on the 20 acre parcel is a tree farm. It is in the forest land tax classification. The current use on the 9 acre parcel is ag. It is in the current use ag tax program.</p> <p>Both parcels are surrounded by RDD-10 zoning and there is a mix of scattered rural uses including residential and tree farms on 4 to 10-acre lots. Across from Burnt Ridge Rd. is a mixture of ag and timber uses on a variety of parcel sizes ranging from 5 to 20+ acres.</p> <p>Application #48 (20-acre parcel) is adjacent to large ARL parcels to the south, tree farms on 5-acre lots to the west, and large tracts of ag and timber to the north and east.</p> <p>The nearest RDD-5 zoning is approximately ¾ mile (cross country) to the</p>	<p>Area is not characterized by higher intensity development or uses; very rural in nature.</p> <p>Properties are not adjacent to higher intensity zone.</p> <p>Largest of the two parcels is taxed as resource use.</p> <p>Surrounding designation is RDD-10 except to south of larger parcel where ARL abuts.</p> <p>Re-designating these properties would be considered a spot zone jeopardizing rural character of the area and benefiting two property owners to the detriment of the surrounding property owners.</p>	Retain RDD 10

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			southwest. Rezoning these two parcels would create two “spot zones” in the midst of RDD-10 designation.		
10	32	RDD-10 to RDD-5	<p>2002 application is to change the existing RDD-10 to RDD-5 for a single property of 24-acre located on State Route 508 near the Tyron Rd. State Route intersection.</p> <p>Use on this parcel is timber production and a single residence. It is classified as forest land by Assessor.</p> <p>A critical area on site and on surrounding area includes shorelines, frequently flooded areas, wetlands, and sensitive aquifer recharge areas.</p> <p>The nearest RDD-5 zone is about 1 ½ miles southwest along State Route 508. Properties nearby, fronting SR 508 and immediately north of this parcel, are subdivided into 5 to 7-acre parcels by record of survey in the early and mid 1990s.</p> <p>Designating this parcel RDD-5 would constitute a “spot zone” and would potentially continue the proliferation of small, residential tracts in an area characterized by low density rural development. Allowing a higher density zoning may also risk critical area protection.</p>	<p>Not characterized by higher intensity rural development or uses.</p> <p>Critical areas constrain development.</p> <p>Not adjacent to RDD 5.</p> <p>Nearest higher intensity zone is 1 ½ mile away.</p> <p>Designating this parcel RDD-5 would constitute a “spot zone” and would potentially continue the proliferation of small, residential tracts in an area characterized by low density rural development. Allowing a higher density zoning may also risk critical area protection.</p>	Retain RDD 10
9	163	RDD20 to Commercial	<p>2001 application requests to change a 15-acre and a contiguous 40-acre parcel from RDD20 to a commercial designation. The 15-acre parcel fronts the south side of Highway 12 and the applicant indicates an interest in developing this land into some type of commercial use.</p> <p>Current use on both parcels is timber. The southern 40-acre tract is classified as forest land by assessor. Uses and development patterns to the east include 3 small parcels fronting US Highway 12. One of these parcels contains a residence and out buildings. A 40-acre tract owned by Puget Sound Energy is the site for gas storage wells. The adjacent property on the east is RDD 10. Uses to the south include several 5-acre residential lots created in the mid 1990s. The development pattern west of the applicant’s includes a number</p>	<p>Property and surrounding area can be characterized as moderately intensive due to the predominate size of lots to the east and west and south.</p> <p>Introduction of commercial designation is not consistent with the Lewis County Comp Plan and GMA for maintaining a rural character.</p> <p>Critical Areas constrain development.</p> <p>A more intensive zone would allow uses that are not now allowed in the RDD 20 thereby providing additional flexibility to the property owner without jeopardizing the rural</p>	Re-designate to RDD 10

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			<p>of 5-acre lots undeveloped and a 24-acre vacant parcel fronting Highway 12.</p> <p>The existing pattern of development and uses is rural in character. A change to a more intensive non rural designation would be contrary to the GMA and the policies and principles of the Lewis County Comprehensive Plan for maintaining the rural character of lands.</p> <p>Critical areas on the subject properties and in the vicinity include wetland.</p> <p>and hydric soils.</p> <p>Consideration may be given to a more intensive Rural Development District such as RDD 10 due to the development pattern evident. The RDD 10 provides flexibility for some limited commercial development not afforded through the existing RDD 20 designation, and would enable the property to develop consistent with the surrounding development.</p>	<p>character.</p> <p>RDD 10 abuts the property on the east.</p> <p>Direct access is off US Highway 12.</p>	
11	170	ARL to RDD20	<p>2009 application is to change the ARL designation on 19.69 acres consisting of 2 parcels back to original RDD20 zone. The land was designated ARL in 2008 as part of a larger block of approximately 2000 acres made up of 27 parcels. It was determined the land met ARL criteria. It has prime soils, is being used for ag and timber, is taxed as timber land, and is part of a larger block exhibiting similar characteristics and soils.</p> <p>The applicant submitted a declaration that the soils on the property were prime if drained. Staff confirmed that approximately 12 to 13 acres of total acreage are prime and the remaining 7 acres +- are prime if drained. The applicant's declaration indicated that no effort was made to drain these areas. Critical areas include wetland and hydric soils.</p> <p>It does not appear that an error was made in the ARL designation nor have conditions changed to warrant a rezone.</p> <p>The 19.69 acres is not contiguous to an RDD designation and surrounded by ARL designated land. A change to a designation other than ARL would be a</p>	<p>The land was designated in 2008 as it met the criteria for ARL designation under the county review and GMA requirements. Declaration was submitted that 7 +- acres are prime if drained, and they are not drained. 12 to 13 acres +- are unconditional prime. Critical Areas constrain development. The property is not on the fringe of a larger block. Removal from the block would create an island on non ARL land. There is not higher intensity zone contiguous to the property. A change to any designation other than ARL would constitute a spot zone. The 2008 designation to ARL was not in error.</p>	Retain ARL

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			spot zone.		
11	77	RDD20 to RDD5	<p>2002 application to change RDD20 to RDD5 on approximately 152 acres, involving 13 parcels, with 9 different applicants.</p> <p>One of the parcels, 71 acres, was designated ARL in 2008. Staff will review the application with current zoning. This parcel meets ARL criteria; it has prime soils, is used for ag and timber, is included in an open space tax program, and is a large parcel that is part of a 1630+ acre block of land that is similarly used. There is no evidence that an error was made in designating this parcel ARL, nor have conditions changed.</p> <p>The other 81 acres (12 parcels) are currently zoned RDD 20. These parcels have critical areas that include NWI wetlands and hydric soils. Parcelization is predominately 5 to 6 acres lots created in early 2000 by survey. 7 lots have houses and the rest are undeveloped except for the 28 acre parcel that is being farmed and is in ag tax program.</p> <p>The surrounding uses and parcelization exhibit similar sizes and development patterns as the subject properties with the exception of an auto salvage yard that is south of the 28 acre tract and approximately 1200 feet westerly across I5 in an area zoned Rural Area Industrial.</p> <p>Rezoning this 81 acre area would be considered a spot zone.</p>	<p>Regarding the 71 acres: The land was designated in 2008 as it met the criteria for ARL designation under the county review and GMA requirements. It is part of a larger ag block. There is no evidence that the designation was in error or that conditions have changed.</p> <p>Regarding 81 acres: The area can be characterized as high intensity rural because of the predominance of lots under 10 acres. 7 of the 11 properties are undeveloped. Critical Areas constrain development. One property of 28 acres would likely be the main beneficiary of the RDD 5 designation. There is no RDD 5 adjacent to the applicant parcels.</p>	<p>Retain ARL</p> <p>Retain RDD10</p>
11	130	RDD20 to RDD10	<p>2002 application is to change RDD20 to RDD10. The land was rezoned ARL in 2008 because it met ARL criteria; it has prime soils, is enrolled in open space ag program, ag activity is evident, and it is part of a larger block of ARL.</p> <p>Staff will review request with current zoning. It does not appear that a mistake was made in the ARL designation nor have existing conditions</p>	<p>The land was designated in 2008 as it met the criteria for ARL designation under the county review and GMA requirements. It is part of a larger ag block. There is no evidence that the designation was in error or that conditions have changed.</p>	Retain ARL

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			changed to warrant removing the land from resource designation.		
10	99	RDD5 to STMU	<p>2002 application is to rezone 40 acres from RDD5 to Small Town Mixed Use (STMU) near the town of Salkum. The land was designated ARL in 2008. Staff will review the request with the current zoning.</p> <p>It does not appear that an error was made in the ARL designation nor have conditions changed to warrant removing this land from a resource designation.</p> <p>Also, the STMU designation applies only to those areas designated by the County as Limited Areas of More Intense Rural Development (LAMIRD). The Lewis County Comprehensive Plan states "Type (i) LAMIRD must be confined within a logical outer boundary with both the area and intensity of use being measured by development in existence as of July 1, 1993. The subject parcel does not meet this designation criterion.</p>	<p>The land was designated in 2008 as it met the criteria for ARL designation under the county review and GMA requirements. It is part of a larger ag block. There is no evidence that the designation was in error nor have that conditions changed.</p>	Retain ARL
11	79	RDD20 to RDD5	<p>2002 application is to change 44 acres from RDD20 to RDD5. The parcel is situated near the northeast corner of the Boone Rd/ Tucker Rd intersections about 1.2 miles cross country from the Ed Carlson Memorial (Toledo) Airport.</p> <p>The land is currently being used for agriculture. Critical areas include wetlands, 90% of the property has hydric soil and there is a stream. Southeast, across Tucker Rd and fronting Schoolhouse Lane Rd, There is a 75 acre area zoned RDD 5 that is segregated into 14 lots by record of survey. Approximately half of these lots have been developed with single family homes. To the south and southwest, there is a block of ARL, and the remaining property surrounding the subject parcel is zoned RDD20. As proposed, rezoning this parcel would constitute a spot zone.</p>	<p>Critical areas constraints. Area parcelization and development may be characterized as low intensity rural. It is not adjacent to a higher intensity zone. Designating this parcel RDD-5 would constitute a "spot zone" and would potentially continue the proliferation of small, residential tracts in an area characterized by low density rural development. Allowing a higher density zoning may also risk critical area protection</p>	Retain RDD20
11	144	Class A Agland to RDD	2001 application was to change Class A Ag land to an unspecified RDD zone on several parcels totaling approximately 183 acres off Tucker Rd and very near the Ed Carlson Memorial (Toledo) Airport.	<p>The land was designated in 2008 as it met the criteria for ARL designation under the county review and GMA requirements. It is part of a larger ag block.</p>	Retain ARL

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			<p>In 2008, the entire subject area was designated ARL. There is no evidence that an error was made nor have conditions changed to warrant removal from the resource designation.</p> <p>The subject parcels are for the most part already segregated into 6 acre lots. All but one of the lots is undeveloped at the present time. There is a 75 acre area zoned RDD5 east of the property that has been subdivided and partially developed with single family homes off Schoolhouse Ln. To the north and across Tucker Rd is RDD20 with large lots. The surrounding area is ARL.</p>	There is no evidence that the designation was in error or that conditions have changed.	
11	116	RDD20 to RDD10	<p>2002 application was to change RDD20 to RDD10 on several parcels totaling approximately 300 acres around Howe Rd. In 2008, approximately 180 acres north of Howe Rd. E was designation ARL. Zoning on the remainder of the subject area is RDD10. Therefore, no further consideration is needed on this portion. Staff will review this application considering the current zoning designations and considered this a request to change 180 acres of ARL to RDD10. This area consists of large parcels, from 26-66 acres in size; they contain prime soils, are used for agricultural activity and timber production, and are enrolled in open space ag and forest use tax programs.</p> <p>There is no evidence an ARL designation was made in error nor have conditions change to warrant removing this land from a resource designation.</p>	<p>Regarding 180 acres: The land was designated in 2008 as it met the criteria for ARL designation under the county review and GMA requirements. It is part of a larger ag block. There is no evidence that the designation was in error or that conditions have changed.</p> <p>Regarding remaining 120 acres: It is currently at the requested zone</p>	<p>Retain ARL</p> <p>Retain RDD 10</p>
11	58	RDD10 to RDD5	<p>2002 application is to change approximately 131 acres from RDD10 to RDD5 along Spencer Rd and the Cowlitz River. In 2008, approximately 80 acres were designated ARL. The remaining 53 acres is currently zoned RDD10. Staff will review this application with current zoning.</p> <p>The 80 acres of ARL meet the criteria. There is no evidence that an error was made nor have conditions changed to warrant its removal from the resource designation.</p> <p>The remaining 53 acres, located along the Cowlitz River contain critical areas including NWI wetland, hydric soils, geo hazards, sensitive aquifer recharge,</p>	<p>Regarding 80 acres: The land was designated in 2008 as it met the criteria for ARL designation under the county review and GMA requirements. It is part of a larger ag block. There is no evidence that the designation was in error nor have that conditions changed.</p> <p>Regarding 53 acres: The area is not characterized by higher intensity development or uses.</p>	Retail ARL

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			<p>flooding, and shoreline jurisdiction.</p> <p>Current use is agriculture and timber production, land is enrolled in current use ag tax program with County Assessor. The surrounding area east and west includes large parcels similarly used and taxed. The nearest more intensive use occurs approximately 1 mile northeast, where there is RDD5 zoning. The “Toledo” Airport is approximately ¼ mile to the north. Changing this to RDD5 would constitute a spot zone.</p>	<p>Significant Critical Areas constrain development.</p> <p>The property is not adjacent to a more intensive use designation.</p> <p>Designating this parcel RDD-5 would constitute a “spot zone” and would potentially continue the proliferation of small, residential tracts in an area characterized by low density rural development. Allowing a higher density zoning may also risk critical area protection.</p>	Retain RDD 10
11	109	RDD10 to RDD5	<p>2002 application is to rezone around 100.67 acres from RDD10 to RDD5. As part of the ARL designation, this land was rezoned to RDD20 in 2008.</p> <p>July 20, 2010, on behalf of the applicant, Cairncross & Hemplemann, P.S. submitted a letter regarding this application. Because the subject parcels are included in the South County Subarea Plan analyses, the property owner wishes to pursue this request consistent with the proposed Subarea Plan.</p> <p>These parcels are included in a proposed expanded Toledo UGA which the applicant states, “would moot the original rezone request”. Applicants support Toledo UGA proposal and Subarea Plan proposals.</p>	<p>To be considered part of the South County Subarea Plan</p>	Withdrawn
11	111 & 59	RDD-20 to RDD-5	<p>These two applications were submitted in 2002 application and request to rezone two properties southeast of exit 63. Application #111 includes a 75 acre tract and #59 includes a 40 acre tract. They are under separate ownership.</p> <p>Both properties are used to grow timber and they are enrolled in open space timber tax program. Critical areas include hydric soils, floodplain, and</p>	<p>Area is characterized as low intensity rural development.</p> <p>The properties are in resource tax program. Critical areas constrain development. Properties are in the South County Subarea planning area and are between two proposed UGAs.</p>	Retain RDD 20

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			<p>shoreline environment.</p> <p>Neither parcel is developed. Surrounding uses are predominantly ag and timber with RDD20 zone. To the north is an undeveloped 8-lot 5 acre subdivision created by record of survey. The southeast corner of subject parcel for #59 touches an RDD5 area. There are many small parcels that appear to be built out.</p> <p>These parcels are included in the South County subarea planning area. They are located in between two proposed UGAs in the draft Subarea Plan. These study areas are referred to as the “SR505” and SR505-Jackson Hwy” proposed UGAs. Consideration and recommendation for these parcels must be consistent with the proposed Subarea Plan.</p>	<p>The uses on these properties may be a critical component to the land use pattern that will evolve from the South County Subarea Plan. Keeping the options as flexible as possible in the phase of the planning process is important.</p> <p>There is no higher intensity designation currently adjacent except for the southeast corner.</p> <p>Designating this parcel RDD-5 would constitute a “spot zone” and would potentially continue the proliferation of small, residential tracts in an area characterized by low density rural development. Allowing a higher density zoning may also risk critical area protection.</p>	
11	106 64 107 108 110	RDD10, RDD20, and Ag to RDD5	<p>These 5 applications include multiple parcels totaling approximately 700 acres under single ownership in the vicinity of SR505, Jackson Highway, and Sareault Rd. All of them are within the South County subarea planning area.</p> <p>July 20, 2010, on behalf of the applicant, Cairncross & Hemplemann, P.S. submitted a letter regarding these applications. Because the subject parcels are included in the South County Subarea Plan analyses, the property owner wishes to pursue this request consistent with the proposed Subarea Plan. Therefore, the applicants have requested to revise their original requests.</p> <p>Applications 64 and most of 107 are located within the proposed SR505-Jackson Hwy UGA that is part of the draft South County Subarea Plan. Three parcels in #107 (10841, 10842, and 10843) totaling about 13.68 acres are outside of the proposed UGA boundary. All parcels in application #106 are outside of the proposed UGA boundary.</p> <p>The applicants request removal of #106 from rezone consideration and to leave the existing RDD20 zone. They also ask that the four parcels in #64 and</p>	<p>Regarding parcels 11367 & 11338-2: Properties are adjacent to RDD 5 designation Access off Sareault Rd is adequate to serve density.</p> <p>Area along Sareault Rd can be characterized as high intensity rural development.</p> <p>Some critical area constraints.</p> <p>Extension of RDD 5 is a logical extension of the higher intensity and consistent with the surrounding character.</p>	Re-designate 2 parcels to RDD 5

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			<p>#107 be included into the SR505-Jackson Hwy subarea UGA as shown in the draft subarea proposal. The 3 parcels in #107 outside of the proposed UGA are already zoned RDD5. No further action is needed.</p> <p>Staff will consider the rezone of these properties consistent with the Subarea Plan proposal.</p> <p>Applications 108 and 110 include a group of parcels at Sareault Rd and Jackson Hwy. The original request was to change zoning from RDD20 to RDD5 on parcels 11383-1, 11377, 11367, and 11368-2. The applicants have asked to pull back this original request to include only parcels 11367 and 11368-2. Current zoning on the rest of the parcels would remain.</p> <p>This scaled back request would change parcel #11368-2 from RDD20 to RDD5 and would complete the RDD5 zoning on a split zoned parcel (#11367) on a total of 56 acres along Sareault Rd.</p> <p>Many of the parcels on Sareault Rd are zoned RDD5. This would create a consistent zoning along Sareault Rd. Surrounding pattern of use is rural residential on 5 to 10 acre lots and agricultural activities. The property is classified by assessor as ag. Critical areas include some NWI wetland and hydric soils.</p>		

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12	52	RDD10 to RDD5	<p>2003 application to rezone several hundred acres south of Riffe Lake from RDD 10 to RDD 5.</p> <p>Current use is timber with scarcely scattered residential units. Access to this area off Hagen Rd. is very limited. Property is enrolled in opens space Forest tax program. There are significant critical area constraints including slopes in excess of 30%, shorelands, and some NWI mapped wetlands.</p> <p>The surrounding uses include timber on RDD properties to the west, north and east. The property is adjacent to a large block of FRL to the south. There are no nearby areas zoned for more intensive rural use.</p> <p>Zoning this area RDD 5 would be considered a spot zone. It would permit a density that is not consistent with the general character of the area.</p>	<p>Critical area constraints.</p> <p>Large lots predominate.</p> <p>No adjacent zones for higher density.</p> <p>RDD-5 designation would be a spot zone.</p>	Retain RDD-10
12	162	RDD10 to RDD5	<p>2002 application is to change zoning designation from RDD10 to RDD 5 on a 20-acre parcel off Grabhorn Dr. south of Mossyrock Rd. E.</p> <p>The current use on the property is residential. Surrounding designation and uses include timber and residential on RDD 10 to the west and north, timber on RDD 20 (with no development) to the east, and FRL to the south abutting the subject property. Critical areas on the property and surrounding properties include slopes in excess of 30%.</p> <p>The nearest RDD 5 is approximately 2/3 of a mile to the north. Rezoning this parcel would be a spot zone to the benefit of an individual property owner.</p>	<p>Critical Area constraints.</p> <p>Surrounding uses include timber and low intensity residential.</p> <p>RDD-20 and FRL predominate.</p> <p>No adjacent higher intensity designation.</p> <p>RDD-5 designation would create a spot zone.</p>	Retain RDD-10
12	27	RDD10 to RDD5	<p>2002 application is to change approximately 100 acres (3 parcels under two ownerships) from RDD 10 to RDD5 just south of Mossyrock.</p> <p>In 2008, two of the parcels totaling approximately 68 acres were designated ARL because they met the GMA criteria for resource designation.</p>	<p>Regarding 68 acres, ARL property meets the GMA and County criteria for ARL.</p> <p>No evidence that an error was made, nor have conditions changed.</p>	Retain ARL

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			<p>Staff will review this request under the current zoning designations.</p> <p>The two ARL parcels still appear to meet ARL criteria. No evidence has been submitted to suggest they do not nor have conditions changed to warrant their removal from ARL designation.</p> <p>The remaining 30 acre parcel, is currently zoned RDD10. Current use appears to be agriculture, and it is enrolled in the open space ag tax program through the Assessor. Uses surrounding the subject parcel include agriculture on ARL zoned lands to the north and east, residences on RDD 10 to the south, and scattered residences on RDD 20 to the west.</p> <p>Parcel sizes to the south and west range from 3 to 30+ acres with a predominate size range from 6 to 10 acres. Critical areas include NWI mapped wetland and hydric soils.</p> <p>There is no RDD 5 designation contiguous to the subject property. The nearest higher intensity designation is the City of Mossyrock approximately 0.2 mile to the north. Changing the designation on this single parcel would be considered a spot zone benefiting a single property owner.</p>	<p>Regarding RDD-10 (30 acres): Critical Area constraints. Predominant parcel size is 6-10 acres. No adjacent higher intensity designation. RDD-5 designation would result in spot zone.</p>	Retain RDD-10
10	40	RDD20 to RDD10	2002 application was made to change approximately 53 acres on the south shore of Mayfield Lake from RDD 20 to RDD 10. In 2008, the property was designated ARL as it met the GMA designation for resource land. There has not been evidence submitted that the conditions have changed since that designation nor is there evidence that an error was made in the ARL designation.	Property meets the GMA and County criteria for ARL. No evidence that an error was made, nor have conditions changed	Retain ARL
13	56 & 57	RDD20 to RDD5	<p>2002 application is to change RDD20 to RDD5 on about 460 acres made up of 50 parcels involving 37 property owners in three discrete areas south of SR 505. Approximately 110 acres of the 460 were designated ARL in the 2008. Staff analysis will use the current zoning for this request.</p> <p>The ARL designated parcels meet the ARL criteria. There is no evidence to suggest the ARL designation was made in error, nor have conditions changed</p>	Regarding ARL (110 acres): Property meets the GMA and County Criteria for ARL. No evidence that an error was made, nor have conditions changed.	Retain ARL

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			<p>to warrant a rezone. There will be no further review of that component.</p> <p>The remaining +/- 347 acres involves about 45 properties with multiple owners. Seven of them are larger than 10 acres with majority at 5 to 6 acre parcels.</p> <p>Uses include rural residential, ag, and timber. Several of them are enrolled in open space tax programs. The area is surrounded by RDD20 to the north, northeast, south, and west. The development pattern for the area is a mix of rural residential, ag, and timber. FRL land abuts several of the properties to the southeast. The properties are situated between resource land and in the middle of a large block of RDD20. Critical areas include wetlands and hydric soils.</p> <p>Introducing a more intense use would constitute spot zoning to benefit certain properties that would potentially impact the rural character of this area.</p>	<p>Regarding RDD-20 (347 acres):</p> <p>Critical Areas constraints.</p> <p>Predominate uses and parcelization are very low intensity development.</p> <p>No higher intensity designation is nearby.</p> <p>Introducing higher intensity RDD-5 would create a spot zone.</p>	Retain RDD-20
13	128	Class B Ag to RDD5	<p>2002 application is to change the zoning on two parcels totaling about 20 acres under single ownership from Class B ag to RDD5.</p> <p>This land did not meet ARL criteria during the compliance review, so the parcels were zoned RDD10. Staff will review this request under the current zoning. Also, one of the parcels has since change ownership. The new owner wishes to be part of this request.</p> <p>The current use is rural residential. Critical areas include wetland, hydric soils, flood zone, rural shoreline, and sensitive aquifer recharge area. The Cowlitz River runs on the north of the subject property.</p> <p>The property is surrounded by RDD 10 that has been divided into 5 acre tracts most of which have been developed with single family homes. Cowlitz Shores Camp Country is adjacent to the east. Zoning in the vicinity is ARL and RDD20.</p> <p>Changing the RDD10 zone on these parcels would constitute a spot zone to</p>	<p>Current designation is RDD-10.</p> <p>Critical Areas constraints.</p> <p>Surrounding designations are moderate intensity designation of RDD-10.</p> <p>RDD-10 is sufficient size to allow buffering critical areas.</p> <p>RDD-5 designation would create a spot zone.</p>	Retain RDD-10

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			the potential benefit of two property owners.		
11	165	ARL opt-out	This application was made in June 2008 and requests reconsideration of the ARL designation on a 51.06 acre parcel on Eadon Rd. Prior to ARL designation, this parcel was zoned RDD-10. In July 2008, the applicant submitted a letter withdrawing this request from further consideration.	No action required.	